

Warranty Deed, Joint Grantees with Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENCE, That in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantors, Arlin C. Isbell, an unremarried widower, Billy David Isbell and wife, Della Isbell, and Arlin Earl Isbell and wife Sarah Isbell, in hand paid by Sidney F. Gothard and wife Pauline Gothard, the receipt whereof is acknowledged, the said Arlin C. Isbell, Billy David and Della Isbell, and Arlin Earl and Sarah Isbell do grant, bargain, sell and convey unto the said Sidney F. Gothard and Pauline Gothard as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Beginning at a point 333.0' North of the SW corner of the SE 1/4 of the SW 1/4 of Sec. 14, Township 21, Range 3 West at an iron stake on north side of Smoky Road and run eastward along said road 840.0' to point of beginning of parcel of land herein conveyed, and run North 420.0'; thence south 420.0' more or less, to the north boundary of Smoky Road; thence west along said Road 210.0' to point of beginning, and containing two acres, more or less, and situated in the SE 1/4 of the SW 1/4 of Sec. 14, Township 21, Range 3 West in Shelby County, Alabama, recorded in Book 183 Page 217, Probate office, Shelby Co.

ALSO Beginning 1050 feet from West line on Smokey Road of the SE 1/4 of SW 1/4, Section 14, Township 21, Range 3 West, running East along said Smokey Road 210 feet. Thence North 420 feet, thence West 210 feet, thence South 420 feet to point of beginning on Smokey Road, recorded in Vol. 128, Page 243, Probate Office, Shelby County, Alabama.

LESS AND EXCEPT: Commence at the SW corner of SE 1/4 of SW 1/4 of Section 14, Township 21 South, Range 3 West, and in a Northerly direction along the West line of said Quarter Quarter Section, run a distance of 327.31 feet to the North right of way line of Smokey Road; thence turn an angle of 125 deg. 45' to the right and along said right of way line for a distance of 207.83 feet; thence turn an angle of 0 deg. 53' to the left along said right of way for a distance of 4.58 feet; thence turn an angle of 81 deg 37' to the left along the Westerly boundary line of the Jim M. Lawley property for a distance of 396.52 feet; thence turn an angle of 29 deg. 42' to the right for a distance of 144.0 feet; thence turn an angle of 6 deg. 56' to the left for a distance of 207.63 feet to the NW corner of the Arlin C. Isbell and wife, Pauline Isbell property, which is the point of beginning of the land herein described; thence turn an angle of 124 deg. 27' to the right along the West boundary line of said property for a distance of 210.84 feet to a point constituting the NW corner of the lot heretofore conveyed grantee herein by Guaranty Savings and Loan Association by deed recorded in Probate Office of Shelby County, Alabama in Deed Book 240, page 756, hereinafter called Atkins lot; thence turn an angle of 117 deg. 36' left and run thence Northeasterly along the North boundary of said Atkins lot 100 feet; thence turn angle of 117° 36' right and run Southerly along East boundary of said Atkins lot 200 feet to point on North boundary of Smokey Road; thence turn an angle of 117° 36' left and run Northeasterly along said road 34 feet to a point; thence turn angle of 62°24' left and run Northerly, parallel with said Atkins lot 410.84 feet to point on North boundary of the A. C. Isbell and Pauline Isbell property which point is 134 feet from beginning point measured along North boundary of said Isbell property; thence run Westerly along North boundary of said Isbell property 134 feet to the point of beginning, as recorded in Deed Book 242, Page 55, Probate Office, Shelby County, Alabama.

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SHELBY COUNTY CLERK OF PROBATE
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BOOK 316 PAGE 167

Inst. • 2000-17007

ALSO, LESS AND EXCEPT: Commence at the SW corner of the SE 1/4 of SW 1/4 of Section 14, Township 21 South, Range 3 West and in a northerly direction along the west line of said quarter-quarter run a distance of 327.31 feet, to the north right-of-way line of Smokey Road; thence turn an angle of 125°45' to the right along said right of way line for a distance of 207.83 feet; thence turn an angle of 0°53' to the left along said right of way for a distance of 4.58 feet, thence turn an angle of 81°37' to the left along the westerly boundary line of the Jim M. Lawley property for a distance of 396.52 feet; thence turn an angle of 29°42' to the right for a distance of 144.0 feet; thence turn an angle of 6°56' to the left for a distance of 207.63 feet to the NW corner of the Arlin C. Isbell and wife, Pauline Isbell property; thence turn an angle of 124°27' to the right along the west boundary line of said property for a distance of 210.84 feet to the point of beginning; thence continue along the same said course for a distance of 200.0 feet to the north right of way line of Smokey Road; thence turn an angle of 117°36' to the left along said right of way for a distance of 100.0 feet; thence turn an angle of 62°24' to the left and parallel to the west line of the above said Isbell property for a distance of 200.0 feet; thence turn an angle of 117°36' to the left and parallel to the north right of way line of Smokey Road for a distance of 100.0 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Sidney F. Gothard and wife Pauline Gothard as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 11 day of December, 1978.

Arlin C. Isbell
Arlin C. Isbell

Billy David Isbell
Billy David Isbell

Della Isbell
Della Isbell

Arlin Earl Isbell
Arlin Earl Isbell

Sarah Isbell
Sarah Isbell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arlin C. Isbell, Billy David Isbell, Della Isbell, Arlin Earl Isbell and Sarah Isbell, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8
day of December, 1978.

James A. McMillan
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

DEC 12 1978

CLERK OF PROBATE

Doc. #	19.00
Rec.	6.00
Ind.	1.00
	<u>26.00</u>

I certify this to be a true and
correct copy Return copy to Submitter
5/8/2000 Probate Judge
Shelby County

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EXHIBIT "A"

Begin at a point 333.0 feet North of the Southwest corner of the Southeast Quarter of Southwest Quarter of Section 14, Township 21, Range 3 West at an iron stake on North side of Smokey Road and run Eastward along said road 840.0 feet to point of beginning of parcel of land herein conveyed, and run North 420.0 feet; thence East 210 feet, more or less, to a point; thence South 420 feet, more or less, to the North boundary of Smokey Road; thence West along said road 210.0 feet to point of beginning, and situated in the Southeast Quarter of the Southwest Quarter of Section 14, Township 21, Range 3 West in Shelby County, Alabama, as recorded in Deed Book 183, Page 217 in the Office of the Judge of Probate, Shelby County, Alabama.

Also beginning 1050 feet from West line on Smokey Road to the Southeast Quarter of Southwest Quarter, Section 14, Township 21, Range 3 West, running East along said Smokey Road 210 feet; thence North 420 feet, thence West 210 feet; thence South 420 feet to point of beginning on Smokey Road, as recorded in Deed Book 128, Page 243 in the Probate Office of Shelby County, Alabama.

Less and except: Commence at the Southwest corner of Southeast Quarter of Southwest Quarter of Section 14, Township 21 South, Range 3 West and in a Northerly direction along the West line of said quarter-quarter section run a distance of 327.31 feet to the North right of way line of Smokey Road; thence turn an angle of 125 degrees 45 minutes to the right and along said right of way line for a distance of 207.83 feet; thence turn an angle of 00 degrees 53 minutes to the left along said right of way for a distance of 4.58 feet; thence turn an angle of 81 degrees 37 minutes to the left along the Westerly boundary line of the Jim M. Lawley property for a distance of 396.52 feet; thence turn an angle of 29 degrees 42 minutes to the right for a distance of 144.0 feet; thence turn an angle of 06 degrees 56 minutes to the left for a distance of 207.63 feet to the Northwest corner of the Arlin C. Isbell and wife, Pauline Isbell property which is the point of beginning of the land herein described; thence turn an angle of 124 degrees 27 minutes to the right along the West boundary line of said property for a distance of 210.84 feet to a point constituting the Northwest corner of the lot heretofore conveyed grantee herein by Guaranty Savings and Loan Association by deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 240, Page 756, herein after called Atkins lot; thence turn an angle of 117 degrees 36 minutes left and run thence Northeasterly along the North boundary of said Atkins lot 100 feet; thence turn an angle of 117 degrees 36 minutes right and run Southerly along East boundary of said Atkins lot 200 feet to point on North boundary of Smokey Road; thence turn an angle of 117 degrees 36 minutes left and run Northeasterly along said road 34 feet to a point; thence turn an angle of 62 degrees 24 minutes left and run Northerly, parallel with said Atkins lot 416.84 feet to point on North boundary of the A.C. Isbell and Pauline Isbell property which point is 134 feet from beginning point measured along North boundary of said Isbell property; thence run Westerly along North boundary of said Isbell property 134 feet to point of beginning, as recorded in Deed Book 242, Page 55, Probate Office, Shelby County, Alabama.

Less and except: Commence at the Southwest corner of the Southeast Quarter of Southwest Quarter of Section 14, Township 21 South, Range 3 West and in a Northerly direction of 327.31 feet to the North right of way line of Smokey Road; thence turn an angle of 125 degrees 45 minutes to the right along said right of way line for a distance of 207.83 feet; thence turn an angle of 00 degrees 53 minutes to the left along said right of way for a distance of 4.58 feet; thence turn an angle of 81 degrees 37 minutes to the left along the Westerly boundary line of the Jim M. Lawley property for a distance of 396.52 feet; thence turn an angle of 29 degrees 42 minutes to the right for a distance of 144.0 feet; thence turn an angle of 06 degrees 56 minutes to the left for a distance of 207.63 feet to the Northwest corner of the Arlin C. Isbell and wife, Pauline Isbell property; thence turn an angle of 124 degrees 27 minutes to the right along the West boundary line of said property for a distance of 210.84 feet to the point of beginning; thence continue along the same said course for a distance of 200.0 feet to the North right of way line of Smokey Road; thence turn an angle of 117 degrees 36 minutes to the left along said right of way for a distance of 100.0 feet; thence turn an angle of 62 degrees 24 minutes to the left

and parallel to the West line of the above said label property for a distance of 200.0 feet; thence turn an angle of 117 degrees 36 minutes to the left and parallel to the North right of way line of Smokey Road for a distance of 100.0 feet to the point of beginning; situated in Shelby County, Alabama.

Inst # 2000-17007

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SHELBY COUNTY JUDGE OF PROBATE
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